

RESOLUTION NO. 87-219

RESOLUTION OF THE COUNTY OF ST. JOHNS  
STATE OF FLORIDA  
APPROVING A FINAL DEVELOPMENT PLAN  
FOR A SALES TRAILER  
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD  
KNOWN AS MARSH LANDING AT SAWGRASS  
PURSUANT TO ORDINANCE 75-3

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

Section 1: Pursuant to a letter request dated August 18, 1987, submitted by Fletcher Land Corporation in accordance with Section 8-3 of the St. Johns County Zoning Ordinance, and subsequent review and approval by the St. Johns County Planning and Zoning Agency, the Final Development Plan attached hereto as Exhibit A is hereby approved in reliance upon, and in accordance with, the representations and statements made in the written submission statement *all of which are made a part hereof and shall be complied with*

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: *Phyllis L. Lydon*  
Chairman

Attest: Carl "Bud" Markel, Clerk

BY: *Cheryl Keat*  
Deputy Clerk

Adopted Regular Meeting:

October 13, 1987

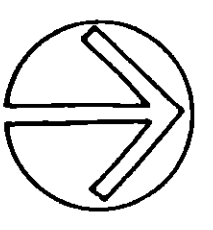
Effective:

October 13, 1987

A PART OF GOVERNMENT LOT 7 AND LOT 12, SECTION 17, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF T.P.C. BOULEVARD NORTH WITH THE WEST RIGHT OF WAY LINE OF BRIDLE WAY, BOTH AS PLATTED BY MARSH LANDING AT SAWGRASS UNIT NINE, AS RECORDED IN MAP BOOK 17, PAGES 88, 89, 90, 91 AND 92 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE N.00°43'52"E. A DISTANCE OF 20.00 FEET TO THE SOUTHERLY LINE OF A TRACT OF LAND MONUMENTED AS PINECREST ESTATES, AS RECORDED IN MAP BOOK 3, PAGE 144 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE S.89°16'08"E., ALONG THE SOUTHERLY LINE OF SAID PINECREST ESTATES, A DISTANCE OF 590.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.89°16'08"E., ALONG SAID SOUTHERLY LINE OF PINECREST ESTATES, A DISTANCE OF 200.00 FEET; THENCE S.00°43'52"W. A DISTANCE OF 147.32 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF AFOREMENTIONED T.P.C. BOULEVARD NORTH, SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1658.60 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE A CHORD BEARING OF N.70°19'37"W. AND A CHORD DISTANCE OF 211.45 FEET; THENCE N.00°43'52"E. A DISTANCE OF 78.68 FEET TO THE POINT OF BEGINNING, CONTAINING 0.51 ACRE MORE OR LESS.

FINAL DEVELOPMENT PLAN

TEMPORARY SALES CENTER  
MARSH LANDING COUNTRY CLUB



1" = 30'

Aug. 18, 1987



PROSSER, HALLOCK & KRISTOFF, INC.  
Planners and Engineers

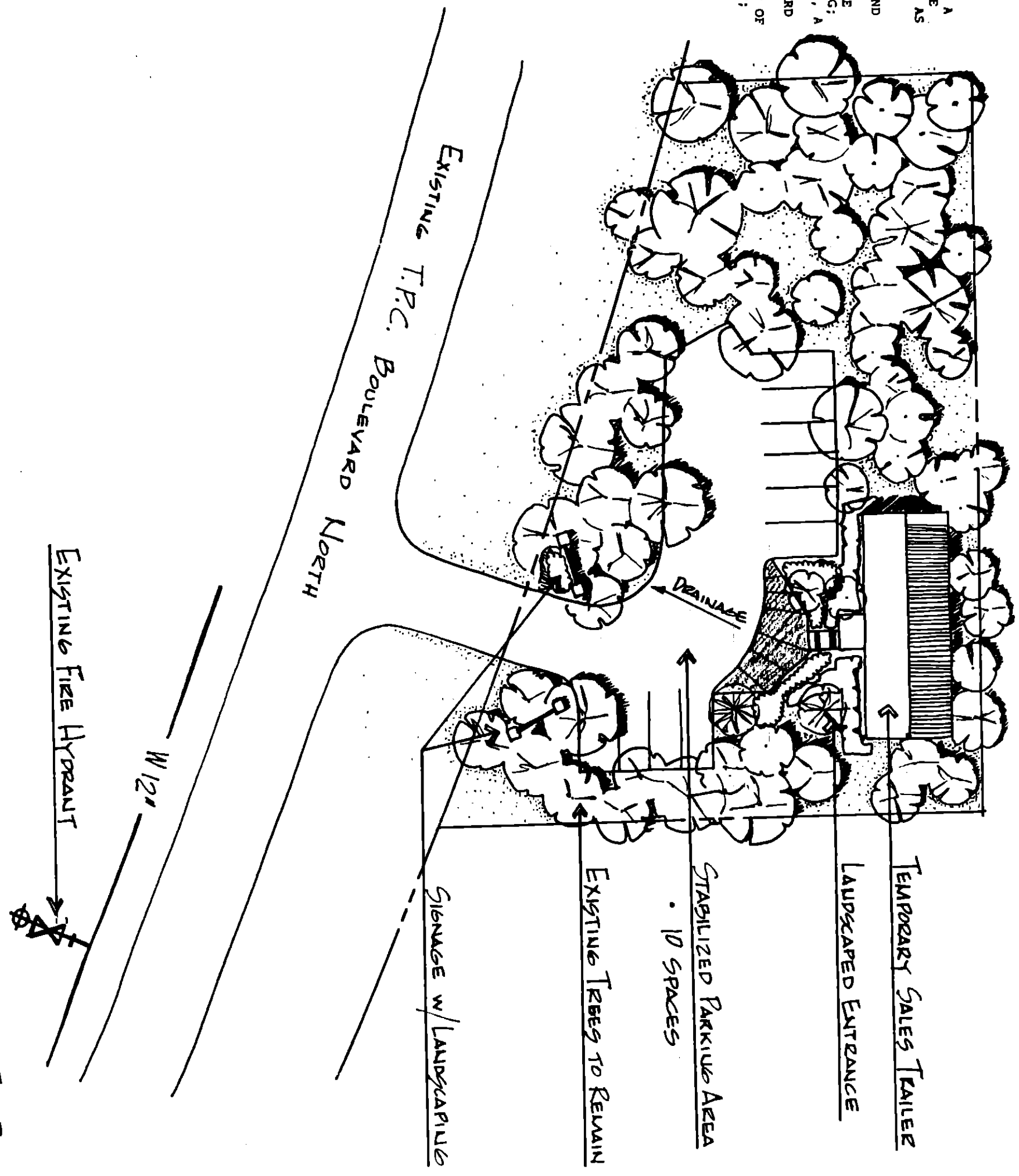


EXHIBIT A TO THE RESOLUTION

87-117



**PROSSER, HALLOCK & KRISTOFF, INC.**  
Planners and Engineers

August 18, 1987

St. Johns County Commission  
P. O. Box 349  
St. Augustine, Florida 32085

Re: Final Development Plan  
Marsh Landing at Sawgrass  
PHK No. 87-117

Dear Commissioners:


On behalf of Fletcher Land Corporation, we are submitting for approval by the St. Johns County Planning and Zoning Agency and the St. Johns Board of County Commissioners, a Final Development Plan for a temporary sales center to be located within Marsh Landing. The site, as identified on the attached PUD Master Plan, is located on the north side of TPC Boulevard North.

Access to the site is limited from TPC Boulevard North and ten (10) parking spaces will be provided, as shown on the attached Final Development Plan (Exhibit A). Landscaping will be provided for both the parking area and the sales trailer. Existing trees will be preserved wherever possible. The parking area will be graded and stabilized to allow positive drainage and to prevent the formation of dust. Water service will be provided from the existing water line and a holding tank will be installed for sewage disposal. An existing fire hydrant is shown on the site plan that will serve the site. Also shown on the plan is the approximate location of a sign identifying the sales center.

The entire area will be owned and maintained by the developer and the sales center will remain at this site for a maximum time of two (2) years.

Respectfully submitted,

**PROSSER, HALLOCK & KRISTOFF, INC.**

  
Richard C. Prosser, AICP  
President

Attachments: PUD Master Plan  
Final Development Plan, Exhibit A  
Form of Resolution